

Bailey Hill

Bryn y Beili

Outline Conservation Statement

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Foreword

I am very pleased to endorse the suggestions for the development at Bailey Hill in Mold. There has been a full consultation undertaken by representatives of Mold Town Council, Flintshire County Council, Cittaslow Mold, Mold and District Civic Society, along with local residents. I believe the proposals to be exciting and positive for the area.

Over recent years Bailey Hill has fallen into disuse and no longer meets its full potential as an historic and cultural recreational area enjoyed by many people. The proposals ensure that there will be reasons again to visit the hill, without losing the essential beauty of the site. Improvements in access will enable members of the public to use the network of paths to reach the Baileys and Gorsedd circle, and for the first time people with disabilities will be able to visit the Cenotaph. This is a really good opportunity to make the most of the Bailey Hill site.

The site is a Schedule Ancient Monument (SAM), protected by CADW, and the proposals are sympathetic to its important historic standing. It has generated a great deal of interest from local residents.

I very much hope that everyone will be able to support this proposal, as I believe Bailey Hill will be a splendid visitor attraction for Mold.

**David Hanson MP,
Delyn**

This study has been commissioned by Flintshire County Council as a first step in realising the full potential of Bailey Hill as an asset to the town of Mold and the County of Flintshire. The site has a long history, from its use as an 11th century fortification, as the venue of several Eisteddfod proclamations and as a public park and recreation area. More recently, its purpose has become unclear and now is the time to restate its importance to Mold as a green space which will be valued by the entire community.

Bailey Hill represents a special convergence of interests - heritage, recreational and environmental. It is in a Conservation Area, has Scheduled Ancient Monument status and is a green space in the middle of a town. This study makes recommendations in all these areas and puts forward an exciting project which will enable the revitalisation of the area, seeing the public sector working in partnership with the community to secure a sustainable future for the site. Many stakeholders have been consulted in the development of this study and I welcome their contributions to the ensuing project which will give Bailey Hill a new lease of life.

**Lawrence Rawsthorne,
Head of Culture and Leisure Flintshire County Council**

**Outline Conservation Statement
(including Outline Management Plan and Outline Masterplan)**

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Edited version – all images and appendices have been removed to reduce document size.

Executive Summary

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“Bailey Hill will be a vital green space in the heart of Mold. It will be an accessible, safe and vibrant place with a special and attractive character and its rich heritage will be protected and celebrated.”..... Vision for Bailey Hill

Bailey Hill is the site of a Norman Castle set in the heart of the historic market town of Mold in Flintshire. It has long been cherished as a special place for relaxation and recreation and was secured as a Park for the people of Mold by public subscription in 1870. Bailey Hill is a Scheduled Ancient Monument and a site of national importance in archaeological and historical terms.

The dramatic slopes of the castle offer views over Mold and beyond, to the surrounding hills. Many of the trees on the hill are fine specimens rising prominently over the town. The Park is not only important culturally as a manifestation of the epic struggle between the Norman lords and the Welsh princes in the 13th Century, but it has also witnessed the proclamation of the National Eisteddfod and is the home to the town's cenotaph. However, the increasingly dense tree cover, a gradual diminution in the Parks recreational facilities, and a decline in the condition of the park's infrastructure have combined to make Bailey Hill less appealing than it once was. There are concerns over security of the Park, concerns exacerbated by the loss of the custodian from the historic lodge. Crucially the spectacular views and the dramatic sense of history are increasingly becoming lost.

This Outline Conservation Statement and Management Plan has been set out to reverse this trend and to guide the future development and management of Bailey Hill. It has been developed by Flintshire County Council under the guidance of a steering group including FCC officers working alongside Mold Town Council and Clwyd-Powys Archaeological Trust. The Plan sets out a 'Statement of Significance' outlining why Bailey Hill is important. Risks and opportunities are also set out along with key management aims. A 'Masterplan' is then proposed. The Plan and the proposals have been developed further to input from local people and stakeholders and follows an extensive consultation exercise. The on-going engagement and involvement of local people and stakeholders is seen as key to the successful development of the Park and, to this end, the Plan looks to the strengthened role of groups such as the Friends of Bailey Hill in the future management of the Park . This Plan sets out the steps that can be taken immediately to manage the Park effectively with clear direction and purpose. At the same time it sets out more ambitious enhancements that, with appropriate funding, would deliver the vision for the Bailey Hill outlined above.

1.0

Introduction

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1.1 Introduction

1.1.1 This Outline Conservation Statement and Management Plan, is intended to guide the future development and management of Bailey Hill, Mold, Flintshire. Commissioned by Flintshire County Council (FCC), it has been developed under the guidance of a steering group including FCC (Leisure Services), FCC (Planning), FCC (Regeneration), Mold Town Council, Cittaslow Mold, and Clwyd-Powys Archaeological Trust (CPAT). The purpose of the Plan, as set out in the brief is:

- to realise the full potential of Bailey Hill as an asset to Mold;
- to properly conserve its natural and historical heritage;
- to enhance and promote its recreational value to the community.

1.1.2 In developing this Statement the views and contributions of a wide range of stakeholders have been sought including amongst others, Mold Town Partnership, Mold and District Civic Society, Cittaslow Space and Place Group, CADW, Royal British Legion, the Friends of Bailey Hill, and Communities First. The process has sought to involve users and neighbours of the Park, local business and the wider community of Mold through a process of public consultation, a process which is on-going.

1.1.3 An Outline Masterplan is also included with this document illustrating and describing proposals for the Park that might be developed over the short, mid and long term. The Outline Masterplan is in turn supported by an Action Plan setting out clearly the next steps that need to be followed, along with broad costings.

1.2 Bailey Hill

1.2.1 Bailey Hill is a public park located at the top of the High Street in the centre of Mold, Flintshire (NGR SJ2350564380). It is the site of an early medieval castle established in the 11th century with defensive earthworks including a steep sided 'motte' and inner and outer bailey yards. The historical importance of the site is recognised in its designation as a Scheduled Ancient Monument (SAM). The site was enclosed by Lord Mostyn in the 1790s who planted its steep slopes, and ultimately the site was sold and given over to the people of Mold as a recreation area. A bowling green was laid out on the Inner Bailey as early as 1849 and the Park was formally laid out by Mold town Council in 1920. Soon afterwards it became the proclamation site for the national Eisteddfod, which took place around the Gorsedd (stone) Circle.

1.2.2 Despite its proximity to the town centre, its large size (2.1 hectares), its prominence on the skyline, its dramatic topography, and its wealth of historical, cultural and arbicultural interest the Park is not as well used today as it has been in the past. The castle earthworks are as dramatic as ever, albeit somewhat hidden by the trees, and the Gorsedd Circle stones still remain but the bowling green is now disused, its pavilion gone, along with the tennis courts that were once laid out on the Outer Bailey. A small children's playground remains as the only formal play facility on the site.

1.2.3 Nevertheless the Park is still well loved and valued both by the people of Mold and visitors from the wider area. Flintshire County Council recognises this and the need to protect and restore its heritage. The potential for Bailey Hill to contribute significantly to the appeal of Mold as a place to live, work and visit is also recognised. Bailey Hill is the start of the Mold Town Trail. FCC has therefore joined in partnership with the other members of the steering group to develop the brief for and commission this Outline Conservation Management Plan.

1.3 Scope of the Study and of this Document

1.3.1 This Outline Conservation Statement and Management Plan has been developed in accordance with guidance set out by the Heritage Lottery Fund (HLF) (*Conservation Management Planning – Integrated plans for conservation, new work, physical access, management and maintenance of heritage sites, April 2008*). The document is designed to be capable of being developed ultimately into a full Conservation Management Plan (CMP), and the broad management proposals within it are capable of being developed more fully into a detailed Management Plan, (required for a Stage 2 Heritage Lottery Fund Application).

1.3.2 To inform the study, the various components contributing to the value of the Park were first surveyed, studied and researched. The dramatic and complex topography is integral to its historical value. As a SAM it is protected by statute, under the jurisdiction of CADW, and any significant works with the potential to affect the landform (or the monument in general) requires their approval. For this reason an important component of this brief was the carrying out of a detailed topographic survey of the site, for the first time in its history.

1.3.3 A second key part of the brief was the carrying out of an arboricultural survey so as to fully understand the value of the trees, and the constraints, risks and opportunities concerning their retention or loss and their management.

1.3.4 A third component surveyed is that of nature conservation, potentially important given that much of the site is dense woodland in an otherwise built-up environment.

1.3.5 Fourth and fifth components of the heritage of the site are its cultural value and its contribution to the wider historic townscape. The site lies entirely within the Mold Conservation Area and any significant works could affect the Conservation Area or its setting. Any works to trees or structures would also require Conservation Area Consent from Flintshire County Council.

1.3.6 The study has also sought to appraise the amenity value of the site, in part through a process of consultation, but also with reference to 'Green Flag' Criteria

1.3.7 After this introduction and in line with the guidance, the document seeks to explain the significance of the heritage asset of Bailey Hill (sections 2.0 and 3.0) its present condition, risks and opportunities (section 4.0), and conservation and management aims (section 5.0).

1.3.8 The Outline Masterplan is illustrated and described in section (6.0) supported by an Action Plan and finally the Next Steps that need to be followed are included in Section 7.0.

2.0

Understanding the Heritage of Bailey Hill

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2.1 Bailey Hill Today

2.1.1 Bailey Hill today includes:

- the steep sided central 'Motte' flanked by inner and outer baileys, accessed by a set of steps on its south side, and with dense woodland understorey on all but its north flanks (where it is more open);
- an open grassy area with eight substantial beech trees crowning the top of the Motte;
- the 'Gorsedd Stone Circle' that served the National Eisteddford of 1923 on the northern side of the Motte;
- steep slopes rising on the east side of the hill to these areas with numerous substantial historic trees and dense shrubbery;
- the entrance off the High Street formed of curving stone walls leading up steps through a main (double) gate flanked by a single side gate hung on stone pillars;
- the granite Cenotaph sited on a raised terrace to the right of the main gates;
- the Custodians 'Gothic' Cottage, a small lodge sited directly in front of the main gates and of white painted render under a pitched slate roof with a small rear yard;
- steeply sloping ramps with steps surfaced in concrete or tarmac leading into the site from the entrance passing either side of the cottage;
- the Outer (lower) Bailey once a tennis court, now forming a simple level lawn area;
- mature woodland of beech, oak ash and sycamore with dense undergrowth in places including holly extending around the south and west flanks of the site with informal paths leading through;
- the Inner (upper) Bailey laid out as a bowling green (now disused) and bounded by a tall hedgerow and overlooked by a terrace which was formerly the site of a small pavilion (now gone) at the southern end;
- the small children's play area located on the Inner Bailey area.

2.1.2 These features of the Park, and its character areas are described in more detail in Section 3. Key attributes of the site are the dramatic topography, mature trees and the occasional special views looking over the town and to the Clwydian Range hills to the west.

2.2 Bailey Hill 'through time'

2.2.1 The fullest account of the history of Bailey Hill is set out in a report by the Clwyd Powys Archaeological Trust (CPAT) Report No 882 Mold Castle and its Environs and this is included for ease of reference as Appendix 3.2.

2.2.2 The basic chronology of the site, drawn from the CPAT report and supplemented by information provided by CADW and from local archives, is set out in bullet point format below. Historic maps included in Figures 2.2 to 2.9 record the development of the site.

2.2.3 The hill was formed at the end of the last ice age as a sand and gravel esker glacial feature in the Alun valley. Its history as a fortification is summarised thus:

- sometime around 1100 AD Mold Castle was built by the Norman Marcher Lords of Moldsdale-the 'Montalts';
- the Lord took the name of his stronghold - 'Robert de Mont Haut' ('the high hill');
- in 1128 William Fitz Hugh inherited the lands and by the time of his death in 1141 was referred to as William 'de Muhald' and 'de Monte Alto';
- some accounts claim the castle was captured by Owain Gwynedd in 1146;
- the castle was reportedly damaged if not destroyed by Llywelyn ap Iorweth in 1199 and then;
- repaired in 1241 and termed a 'royal stronghold';

- and taken and destroyed again in 1245 by Dafydd ap Llywelyn;
- re-taken by Edward I in 1276-7 and subsequently appears in records as a military fortification;
- the name 'Mont Haut' transmuted to 'Mohault' thence to 'Moald' (recorded 1284),
- the last of the 'Montalts' died in 1329;
- references to the 'Castle and town of Mold' appear in 1330, 1415 and 1421 suggesting the castle was still functioning as such;
- the name 'Mold' appears in records by 1561;
- 1652 the castle was reported as a 'piece of waste'

2.2.4 In the 18th and 19th Century:

- 'Castle Hill' becomes a focal point for painters and is represented as a bare hillside in the late C18th and early C19th;
- it is recorded in a 1780s map as 'Bailey Hill Common' – possibly used as common ground for stock grazing maps;
- in 1769 quantities of bone were found in the Inner Bailey (Thomas Pennant);
- in late C18th Pennant reports 'stones' on top of the Motte;
- the hill is enclosed at some point after 1790 presumably by Lord Mostyn (as the recorded owner in the 1837 Tithe survey);
- in 1791 a written survey records a 'substantial boundary stone wall lately built' and 'neat Gothick Cottage' and alludes to planting with 'forest trees' by the proprietor;
- Denbigh Road was also laid out around this time (c1800), infilling the outer ditch on the east side;
- reports of 1801 note that the plantation will start to obscure the landform, and reports of 1833 note a 'thriving plantation';
- in 1828 the Wesleyan Methodist Chapel (Pendref Chapel) was built within the enclosure;
- in 1849 the bowling green was laid out and human skeletons found;
- a mid C19th drawing (Gastineau) suggests quarrying on western side;
- the 1869 - 1st edition Ordnance Survey plans record the site with topography recorded stylistically;
- in 1870 Bailey Hill is offered for sale in a series of lots and subsequently the land is bought by public subscription for £400 for the benefit of the people of Mold;
- in 1872 substantial walls were found at the base of 'mound' (unclear where) on the western side;
- the 1874 OS plans record a cottage/pavilion adjacent to the bowling green, and a number of small buildings and interconnected paths on south western side;
- circa 1879 'Hillgrove' terrace was built on the south western side;
- in 1890 two walls were found at base of Motte (the presumed site of the castle gateway);
- circa 1890 workers digging into the Motte encountered a large quantity of stone 3' to 4' down and a 'wall and part of a circle';

2.2.5 Later history:

- Tan y Coed was built into the south of the hill early in C20th. Carved heads from the C12th are incorporated in the boundary wall;
- in 1902 the Coronation Oak was declared 'well and truly planted' by Mrs. Beresford the wife of Samuel Beresford Esq. J.P. Chairman of Mold U.D.C;
- by 1912 (OS Survey) the Sunday School was built alongside the Pendref Wesleyan Methodist Chapel;
- the Park, including the gates and cenotaph and Outer Bailey tennis courts was formally laid out in 1920 by Mold District Council;
- in 1922 the Gorsedd Stone Circle was erected (probably infilling part of the defensive ditches) and in 1923 the Eisteddfod was proclaimed at the site;
- in the 1950s a large black corrugated iron isolation hospital was erected near the site of the current playground (and on the presumed site of the original castle gateway);

- by 1959 the Motte was described by the Ordnance Survey as reasonably well preserved and up to 14m high including a reference to battered dry stone walls;
- in the 1960s Bailey Hill was designated a Scheduled Ancient Monument;
- in the 1960s a second storey was added to the Custodians Gothic Cottage;
- in 1985 the isolation hospital was taken down;
- in 1990 the Gorsedd was used again for the Eisteddfod proclamation;
- in 2002 the bowling green closed and the greenkeeper's cottage/pavilion was removed;
- and in 2007 the Scheduled Ancient Monument designation was revised with a slight contraction to the NE.

2.3 Local Context

2.3.1 The local context of the site is considered under five headings;

- Historic context
- Townscape and Conservation Area
- Greenspace and amenity
- Landscape
- Policy Context

Historic Context

2.3.2 Mold Castle was formed on Bailey Hill on account of its defensible topography, but no doubt also because of its strategic and political location relative neighbouring towns and fortifications in the medieval period. The Castle was, in turn, key to the very existence of Mold with the town having grown up in medieval times adjacent to it and under its protection. As noted above the very name of Mold is likely to have been derived from reference to the hill. The historic layout of the town, arranged with the High Street falling away from the Castle points to the importance of Bailey Hill in defining the town's history.

Townscape and Conservation Area

2.3.3 Given its location at the heart of the historic town, some of the oldest buildings in Mold are sited around Bailey Hill and in fact the Park lies entirely within the Mold Conservation Area. The hill not only forms an essential part of the Conservation Area (CA) in its own right but also provides the setting and backdrop to many of the listed buildings within the CA and is a key component in many views within the CA. In particular, in views up the High Street where the hill can be seen rising above the streetscape with mature pines and beech on the skyline (see photos, Figure 2.11).

Greenspace

2.3.4 Bailey Hill is one of three main areas of publicly accessible greenspace in Mold. Of the other two areas the first is the Leadmills/River Alun corridor, which offers informal recreation by way of dog walking and also playing pitches used by the rugby club. The second is Maes Bodlonfa park south of the town centre which now accommodates the town's bowling greens and tennis courts as well as having a children's play area, formal ornamental garden areas and football pitches.

Landscape

2.3.5 Bailey Hill also plays an important role in terms of the wider landscape. The trees on the raised landform are conspicuous from many of the approaches into Mold, particularly from the south, east and north (see photo, Figure 4.2). The landform gives a sense of scale and depth to views across and within the Alun valley and the relationship with the adjacent Church and the town set below it are particularly attractive. Moreover the hill also screens, to a significant extent, views that would otherwise be possible towards the Synthite industrial plant, from the south and west parts of the town.

Policy

2.3.6 Flintshire County Council is currently developing a 'Greenspace Strategy' for the County and so the inter-relationship between these green spaces and the different roles and functions they fulfil and the communities they serve is being further defined. Whilst the Strategy is still under development what is certain is that Bailey Hill offers an entirely different and complementary role in terms of greenspace to the other open space areas in the town. Its highly distinctive character, its particular historic interest, and the special views and experiences that it offers are unique and, being sited so close to the town centre it has the potential opportunity to be a key attraction not only to wider sectors of the local community but also to visitors from the region and beyond.

2.3.7 Bailey Hill is designated in the Unitary Development Plan as Greenspace and therefore afforded protection from any development likely to affect its function as a greenspace. The importance of Bailey Hill both as part of the attractive townscape setting and as an important greenspace was recognised and promoted in the '*Mold Sense of Place Study 2010*'. That study, commissioned by a partnership including FCC, MTC, and Cadwyn Clwyd, recognised the need for strategic enhancements to Bailey Hill and saw opportunity for extending the high quality streetscape treatments further up the High Street to the entrance into the Park so as to strengthen the Sense of Place and widen the appeal of the town as a whole. An extract figure from that study is included in Appendix 2.1

2.4 Wider Context

2.4.1 Mold serves not only as a local service centre but also as a destination, for visitors from North Wales and the North West and beyond. Research for the *Sense of Place Study* revealed that whilst some local people cited Bailey Hill as an attraction, the visitors themselves, in the main, were attracted to the town's popular street markets, wide range of independent shops, St Marys Church and the local countryside, Bailey Hill featured less strongly as an attraction. The first stage of public and stakeholder consultation carried out as part of this project (Appendix 1.1) reveals that a significant number of people did not visit Bailey Hill because they simply didn't know of it. The attractions of Bailey Hill appear, from this limited data, not to be recognised widely beyond the local populace despite its historical importance.

2.5 Managing the heritage

2.5.1 Bailey Hill is managed by FCC Leisure Services except the Custodians Cottage which is managed by FCC Property Services. The day to day maintenance of the Park falls to FCC in-house staff (FCC Contract Services) under a maintenance arrangement with Leisure Services. That work generally covers litter picking, hedge and grass cutting and general repairs and the maintenance and renewal of the flower displays at the entrance. (see also Appendix 5.1).

2.5.2 In recent years joint working between MTC, the Cittaslow Space and Place Group, Mold and District Civic Society and FCC has brought about improvement projects such as new signage, interpretation and a refurbishment of the ironwork at the gateway.

2.5.3 Of late there have been very few activities or projects with potential to impact upon the archaeological heritage (with the exception of the erection of the post markers for the Heritage Trail in 2010), nor are there any agreements in place relating to the management of the archaeological resource so CADW has had little management input/oversight in recent years. CPAT has provided, and continues to provide, advice to FCC as and when required in respect of the monument.

2.5.4 The Conservation and Environment Section within FCC (Planning), is aiming to undertake a Conservation Area Review based on guidelines issued by the Welsh Assembly Government, Cadw and English Heritage. This will involve assessing the current

character and appearance, the Conservation Area boundary and creating management guidelines to preserve and enhance each area.

2.5.5 Up until the onset of this project there has been no management plan in place for the trees on site. Management has largely taken place on an 'as and when' basis in response to particular events such as storms or falling limbs. There is currently no nature conservation based management plan currently in place for the site.

2.5.6 Up until recently, events on the site were limited. However Bailey Hill Festival has now become established as an annual event since the inaugural festival in 2010. The Festival which has drawn over 2500 people annually is organised by an events committee in partnership between Cittaslow Mold and Mold and District Civic Society. The annual Remembrance Day parade is also facilitated by MTC and the Royal British Legion and takes place between St Mary's Church and the Cenotaph, this involves the closure of the top of the High Street, at the entrance to Bailey Hill.

2.5.7 The Friends of Bailey Hill Group is a recently formed group and its formal constitution is still in the process of being confirmed. The group is supported by and composed of members of the public including neighbours of the site along with MTC councillors and representatives from the Cittaslow Group and Mold and District Civic Society. It currently has a consultative role but no formal management responsibility.

3.0

Statement of Significance

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3.1 Introduction

3.1.1 This Statement of Significance considers heritage value of the Park in terms of:

- Historic and Archaeological Interest
- Cultural Interest
- Arboricultural Interest
- Nature Conservation
- Amenity Value
- Townscape and Landscape Value

3.2 Historic and Archaeological Interest

Medieval/Post Medieval

3.2.1 Scheduling notices for the Schedule Ancient Monument are held by CADW (SAM Code FL14). These are included at Appendix 3.1 and are accompanied by CADW Field Monument Warden Reports (non standardised notes). These are held with the Royal Commission on the Ancient and Historical Monuments of Wales (RCAHMW). Early information on the reasons for scheduling the monument in the 1960s is awaited from the RCAHMW archive. The CADW Warden Reports however give a clear statement as to the significance of the monument:

'The monument is of national importance for its potential to enhance our knowledge of the medieval defensive organisation. The monument forms an important element in the wider medieval context and the structure may be expected to contain archaeological information in regard to chronology, building techniques'.

3.2.2 Consultation with CADW and CPAT confirms that:

- the Motte is of particular importance as a substantial medieval defensive feature, and a particularly fine example of such a feature within Wales;
- the Motte also remains to be archaeologically investigated and so has potential to reveal and explain more about medieval defensive construction;
- the partially exposed stone revetments may or may not have any significance but evidence of masonry defensive construction may lie hidden;
- the potential sites of the castle gateways, in particular the site's upper gate close to the playground are also of particular interest;
- whilst the Motte is the focus of the archaeological interest, the whole arrangement including the Bailey yards, and the inner and outer ditches are all of interest as a complete defensive system, and for this reason the landform as a whole is seen as important.

3.2.3 The detailed topographic survey carried as part of this study records the topography of the site as at August 2011. The Hachure Plan (Figure 3.2) produced by CPAT for this study records the important elements and detail of the topography as interpreted from the current topographical survey. It clearly shows the topography of the original Motte and Bailey system, the defensive ditches, where still present, and disruption of those defences in the vicinity of the Gorsedd. It also records detail of quarrying on the south west and north west flanks.

C18th and C19th

3.2.4 Many parts of the substantial boundary wall are likely to date back to the original enclosure by Lord Mostyn in the 1790s and early 1800s. Today the wall helps define and secure the site, maintaining its integrity and protecting it from incursions of inappropriate development. For these reasons, as well as its historical relevance, the boundary wall is considered an

important part of the heritage asset. The boundary wall is complete and un-breached at present which is an asset to the site however a detailed survey of the boundary walls was not undertaken as part of this study, a structural appraisal of the walls should be undertaken as part of the next stage of the project and will inform the full Conservation Management Plan.

3.2.5 The Custodians Gothic Cottage dates from Lord Mostyn's time also, and its two Gothic windows on the south east elevation are a distinctive and attractive feature. The modern second storey with plain windows and the modern structures in the yard area are of no historic significance.

3.2.6 Of less historical significance than the above but still notable on account of its age (1849) is the layout of the bowling green, although it is likely, (from photographic and written records), that many of the walls' edges and paths have been improved and altered numerous times since its original construction.

C20th

3.2.7 C20th features of historical importance and of local significance are the entrance area with its dressed stone rustic faced retaining walls and ashlar curving copings, the gate posts in dressed hard limestone, and the cenotaph of honed grey granite. The ironwork of the gates is not original and has crudely formed lettering (and replaces earlier more elegant timber gates with a gothic styling reflecting that of the cottage fenestration). The surfacing around the entrance is mostly of modern crudely laid concrete. The arrangement of the gates as a whole nevertheless represents an important development in the history of the Park.

3.2.8 The Gorsedd Stone Circle formed of 14 substantial standing stones and a central stone dais, also represents an important point in the history of the Park (see below). The circle occupies the site of what would have been a third Bailey.

3.2.9 Of some local interest are the various fired clay steps and edgings used widely throughout the Park, some of which are large in size and thought mostly to date from the laying out of the Park in 1920 (with manufacturers names imprinted including W Hancock and Co and Ed Parry & Sons – Buckley)

Other Interest

3.2.10 The 1828 Pendref Wesleyan Methodist Chapel (now the Kings Christian Centre) is one of Mold's oldest and most substantial historic buildings. Although outside the boundary of the current Park, it sits within the boundary of the SAM and is a Listed Building. Sited to the right (south west) of the entrance gates it has a distinctive blind rose window set in an impressive ashlar stone fronted facade. The presence of the Chapel is significant in the contribution it makes to the Park and vice versa and this setting is an important consideration (and indeed is a material consideration in planning policy terms).

3.3 Cultural Interest

3.3.1 The cultural interest to Bailey Hill relates primarily to;

- the symbolism of the castle as part of the epic struggle between the Norman and Welsh rulers throughout the medieval and post medieval period;
- the Gorsedd and its use in the proclamation of the National Eisteddfods 1923 and 1990 (Mold having also held national Eisteddfods in 1873 and in 2007).

3.4 Arboricultural Interest

3.4.1 As outlined above, prior to enclosure in the 1790s the hill was an open common and this is depicted in early paintings of Mold. Since that time Bailey Hill appears to have supported woodland to a greater or lesser degree. The Ordnance Survey mapping does not help in accurately showing the development or felling of woodland as it variously shows the slopes to be entirely clothed in woodland (1874), with no trees shown whatsoever (1899) or with

isolated illustrative symbols depicting trees only in certain parts. Historic photographs show very large mature trees standing from early C19th. Notwithstanding the uncertainty as to exactly which trees date from which period it is clear that many of the trees are very substantial veteran trees dating from at least the C19th.

3.4.2 As part of this study an arboricultural survey has been carried out (reported in Appendix 3.4). Site meetings have been held with the FCC Tree Officer. Expanding upon the findings of that survey and drawing on the results of both the public consultation and a more general landscape survey, the arboricultural value of the site lies in the large mature high canopy trees including:

- individual beech specimens on the Motte;
- the mature sweet chestnut, and commemorative memorial oak on the Inner Bailey;
- beech trees around the Outer Bailey;
- the large pines on the top of the eastern slopes behind the Custodians Cottage;
- selected beech and sycamore specimens on the eastern and northern slopes;
- the large stand of beech trees forming a woodland compartment on the southern and western slopes.

3.4.3 The value of these trees is expanded upon in the arboricultural report and relate to

- their historical interest;
- their significant contribution to the character of the site;
- the landscape effect of trees, prominent on the skyline (views in);
- the effect of the trees in framing views out (particularly south and east), and in screening unwanted views out (particularly north east, north west);
- the effect of trees in providing a buffer to adjacent housing on the east and north side;
- their contribution to nature conservation.

3.4.4 More detailed matters relating to condition and future management are addressed in Section 4.4.

3.5 Nature Conservation Interest

3.5.1 An Ecological Assessment including Phase 1 Habitat mapping study has been carried out and this is included in Appendix 3.5. The site does not carry any statutory protection or local designation in nature conservation terms. The value of the site primarily lies in its:

- potential to support a range of bird species.
- potential to support roosts and provide feeding grounds for significant bat populations.

3.6 Recreation, Play and Amenity Value

Recreation and Play

3.6.1 The small children's play area is the only formal recreation/play facility within the Park. Whilst the bowling green is still in place (and could be re-instated as a functional green by means of intensive management and refurbishment) there are no clubhouse/changing facilities. The club that formerly used the site now have a new home in the town and there is also a public green with changing facilities sited in Maes Bodlonfa Park in the town. The area of the tennis courts (the Lower or Outer Bailey) is theoretically still available for tennis and/or other formal games/recreation but again this would require reinstatement of the green, nets, fencing and pathways to provide (at best) a single court. Again there are good facilities (including four tennis courts with changing facilities for use by the public and by Mold Tennis club) at the Maes Bodlonfa.

3.6.2 The small play area is primarily of lawn set within low railings. It has not been upgraded for 20 years or so. It is bounded by a hoop top fence and is sparsely equipped (two swings and a spring seat) to cater for under 8s and has no facilities for older children.

Amenity

3.6.3 Bailey Hill also contributes to the quality of life to visitors and local people alike offering a place for quiet enjoyment. The public consultation carried out to date (Appendix 1.1) asked why people normally visit Bailey Hill. In order of priority the reasons given for visiting Bailey Hill were:

- i. for a walk
- ii. to relax and think
- viii. to attend an event
- ix. to visit the play area
- iv. to enjoy the beauty of the surroundings
- v. to walk the dog
- vi. for its peace and quiet
- vii. to look at the historic features
- x. to meet friends
- xi. to eat lunch
- xii. for organised education
- xiii. to keep fit
- xiv. to enjoy the wildlife

3.6.4 These responses give a strong indication that the current amenity value of the Park relates to its location as a green space in the heart of the town with a special quiet and peaceful character and good views and interesting history.

3.6.5 The consultation also highlighted that the majority of people have a good or very good impression of the site which suggests that despite the lack of facilities and the security issues (expanded upon in section 4) these special features and characteristics are particularly valued.

3.7 Townscape and, Landscape Value

Townscape

3.7.1 The following elements within the Park contribute to the distinctiveness, historic appeal and visual interest of the townscape of Mold:

- the setting of trees on the skyline in providing a dramatic and attractive backdrop to many views particularly up the High Street;
- the retaining limestone boundary wall as it wraps around the site along Pwll Glas; Denbigh Road, and the top of the High Street;
- the squared sandstone wing walls and gateway stones at the head of the High Street;
- the setting of the Custodians Cottage and the flower displays in the foreground of it, which are conspicuous at the head of the High Street;
- the visual inter-relationship of the above in terms of the setting of the Pendref Chapel.

Wider Landscape

3.7.2 The site also contributes to the wider landscape in terms of:

- the dramatic setting of trees on skyline as viewed from approaches into Mold;
- the landform and trees acting as point of reference providing scale and interest, within the whole Alun valley;
- the landform and trees acting as a visual screen within the town including screening to Synthite.

The Landscape of the Site

3.7.3 The Landscape Value and Character of the Park is defined by combination of all of the aspects above. In summary and with reference to the character areas shown in Figure 3.1:

- The Motte is a highly attractive landscape feature with a special historic feel (on account of the landform and mature trees) and with a dramatic sense of 'Prospect and Refuge'. This term (a term defined by J-Appleton in 1975) relates to the pleasing aesthetic and appeal of locations where people feel both comfortable and secure

whilst also having commanding views of their surroundings. At Bailey Hill this is afforded by the occasional attractive and dramatic views available from within the site which has a pleasant sense of peace and tranquillity reinforced by the woodland surround.

- The Gorsedd Stone Circle area also has a strong sense of history and place and a sense of peace and tranquillity reinforced by the woodland surround.
- The value of the wooded 'outer slopes' lies in their function as a buffer and screen helping to contain the site, and also in their potential to develop into well-structured woodland.
- The 'entrance and approaches' have the feel of a historic civic space with potential to offer really attractive views back down the High Street.
- The Outer Bailey has an exceptionally attractive informal semi-natural quality and a sense of 'Prospect and Refuge' particularly in spring/late autumn when trees are in partial leaf allowing distant views.
- The quality and value of the 'wooded slopes' around the west of the site lies in their mature woodland feel with particularly attractive high canopy beech with sculptural form overhead;
- The quality and value of the 'Inner Bailey (Bowling Green)' lies in the way it contrasts as a formal space with the wilder woodland setting, and in the contrast between the sense of enclosure within the space and the special sense of prospect (only partially available) on the approaches to it.

4.0

4.1 Introduction

4.1.1 This section follows the format of the earlier sections in setting out present 'Condition,' 'Risks' and 'Opportunities' in terms of:

- Historic and archaeological Interest
- Cultural Interest
- Arboricultural Interest
- Nature Conservation
- Recreation Play and Amenity Value
- Townscape and Landscape.

4.1.2 Many of the themes and issues addressed in the first four aspects come together and inform the last (Landscape). The 'Condition and Risk' issues are effectively illustrated on Figure 4.3 with 'Opportunities' highlighted in Figure 4.4.

4.2 Historic & Archaeological

Condition

4.2.1 No recent archaeological work has been done in respect of the Motte and Bailey earthworks and there appears to have been little change to the landform in recent years. There are reports however of excavations at various points in time gone by which may or may not have disturbed potentially valuable parts of the resource, and there is clear evidence of change to the landform with the erection of the Gorsedd. The condition of the archaeological resource and what it might tell us about life and defences in Norman times therefore remains relatively unknown.

4.2.2 In terms of more recent historical interest:

- fired clay path edgings and walling and the main steps to the Motte are in a poor state of repair and unstable in places;
- the walling flanking the entrance gates and some other parts of the perimeter boundary wall are in need of pointing and restoration;
- the Gothic Cottage is in clear need of protection (Section 4.8).

Risks

4.2.3 There are four risks to the archaeological and historic resource:

- limited erosion of soils and slopes is taking place on the north side of the Motte (on account of a well used 'desire line') and around the periphery of the Outer Bailey;
- damage from root plates of trees particularly where they are mature trees and become wind thrown;
- an 'apparent loss' of the historical interest of the site on account of it being increasingly hidden by trees and understory;
- damage from inappropriate development or change to the landform. Whilst risk from authorised change would be minimised on account of the protection and overview afforded by CADW, incremental, unauthorised change poses some risk.

Opportunities

4.2.4 Opportunities to protect, preserve, enhance, interpret, understand and promote the historic and archaeological asset include:

- i. making more of the heritage trail (which already represents a step forward in making the history of the site more publicly understood and accessible) e.g through related website, smart phone apps and additional points of interest on the site;
- ii. integrating interpretation of the heritage into the enhanced features of the site (such as steps, walls, seating and surfacing) eg through sculpture, reliefs, mosaic;
- iii. introducing a play area themed around the heritage of the site;

- iv. removing selected trees from the Motte to protect the landform, open it up and make it more clearly visible;
- v. conducting archaeological investigations prior to/at the time of carrying out any works e.g. around the play area, or Motte;
- vi. repair of walls and features around the gateway.

4.3 Cultural Interest

Condition Risks and Opportunities

4.3.1 Risks, Condition and Opportunities in respect of the Cultural aspects are linked to those noted for archaeological and historical heritage (above) amenity value and townscape value (below). In particular the obscuring of the landform by heavy vegetation and trees risks an apparent loss (if not an actual loss) of the cultural value of the castle. Similarly, continued deterioration of the site in terms of its physical and visual accessibility (below) diminishes its apparent cultural value – i.e where communities can't physically get to, or cannot see, or are prevented from appreciating or understanding an historic site, that site diminishes in its cultural importance.

4.3.2 There is an opportunity to hold a symbolic event in relation to a future Eisteddfod in Mold.

4.4 Arboricultural

Condition

4.4.1 The arboricultural assessment at Appendix 3.4 notes that:

- the trees are generally in good condition with some particularly fine examples;
- many of the trees however have volumes of dead, dying and potentially dangerous limbs within their canopies;
- many trees are unable to thrive and develop good form because of overcrowded conditions particularly in groups 6,7,11-13,16-18 and 20; (see figure 3.3)
- many of the trees are obscuring key vistas.

Risks

4.4.2 There are a number of risks to the arboricultural resource:

- risk of loss of branches or even major limbs through decay/disease;.
- windthrow of trees exposed to prevailing winds (particularly after initial clearances);
- continued formation of poorly formed specimens in an overcrowded setting;
- continued lack of development of a diverse age structure leading to lack of trees to provide proper succession.

Opportunities

4.4.3 Opportunities described within the arboricultural survey include the development of a detailed and prescriptive 10 year Tree Management Plan which should propose selective felling, thinning and or crown lifting/pruning:

- i. within woodland groups to promote diverse age structure and allow better specimens to develop;
- ii. of trees in poor health or vigour;
- iii. to reveal key vistas and to reveal the historic landform;
- iv. to make paths safer and lighter and give light to planted areas.

4.4.4 The arboricultural assessment recognises the possibility of opening up vistas to the north west, south, south-west and east. On balance, taking into account beneficial effects of maintaining screening to Synthite and retaining a fringe of tree cover adjacent to housing in the south-west, the key opportunities for opening up vistas favoured in this report relate to opening up views east to the town and south to the Clwydian hills.

4.4.5 In addition, the rich tree cover offers the opportunity to develop a 'tree trail' as an educational resource.

4.5 Nature Conservation

Condition and Risks

4.5.1 The nature conservation value of the site is there not as a result of active management but as a consequence of the lack of management at present.

4.5.2 Risks to the nature conservation value of the site potentially arise through lack of positive management and/or implementation of felling or other works that could damage the habitat in particular.

- loss of trees that support bat roosts
- loss of ivy on trees that provide habitat/feeding opportunity to birds bats and insects
- loss of standing dead wood and/or decayed limbs that offer habitat and/or feeding opportunities to birds.

Opportunities

4.5.3 Opportunities described within the ecological assessment include the development of a detailed and prescriptive Management Plan which should propose, alongside the selective felling, thinning and or crown lifting/pruning:

- increasing level of deadwood through timber stacks in appropriate protected areas,
- appropriate management of rough grassland,
- bird and bat boxes and hibernation boxes,
- interpretation.

4.6 Recreation, Play and Amenity Value

Recreation and Play – Condition and Risk

4.6.1 Now that the bowling Green is no longer operational, the only formal recreational facility on site is the play area. Flintshire County Council's 2010 county wide 'Play Survey' (004 Bailey Hill, Play Area - Appendix 4.1), identified that the play facility is underused and : *'fails to meet local play needs and expectations'* and that, *'serious consideration needs to be given as to whether this facility should be closed or enhanced'*

4.6.2 This report confirms the findings of the FCC assessment . The meagre equipment is functional but dated in appearance and in poor decorative condition and has limited appeal to older age children. The whole arrangement is aesthetically poor and does not reflect or benefit from its historic woodland setting in any way.

4.6.3 This assessment is reflected in responses to the public consultation. 40% of the respondents cited that the play area was 'average' and more than 40% of respondents considered play facilities 'poor' or 'very poor'.

4.6.4 The need for café and toilet facilities also featured in terms of what the public wanted to see improved at Bailey Hill. Café and toilet facilities located conveniently along with good play facilities can be a major asset in a park. The lack of these facilities exacerbate the current weaknesses in respect of the play value and offering of the Park.

4.6.5 Given the current condition of the play area and the low level of use there is a risk that equipment could be removed or replaced like for like without realising the potential opportunity a significantly enhanced play facility could bring to the Park .

Recreation and Play – Opportunities

4.6.6 Improvements to the play facilities were the most sought after improvement to the Park in the public consultation (nearly 20% of respondents). Numerous suggestions were made including for an exciting play area themed around the historic defensive nature of the site and/or its woodland setting

4.6.7 The 2010 FCC Play Survey also recognises the potential of play at the site noting that:

'enhancement of this facility within a historic town park such as Bailey Hill which has significant heritage value and tourism potential would be of considerable benefit however any such investment measures should ideally be part of a wider scheme of regeneration for Bailey Hill Town Park'

4.6.8 This report supports the assessment within the 2010 survey. The site offers a real opportunity to develop a larger, more exciting and special play area themed around the defensive history of Bailey Hill, making strong use of the woodland setting and linked to informal and themed play around the remainder of the site. This, subject to appropriate interpretation and promotion alongside a programme of events and activities, could significantly enhance the recreational and play value of Bailey Hill.

4.6.9 If a more substantial play area were to be developed then use of the current playground location (extended to the south) has three significant benefits:

- the existing area is in a sunny position making it quick to dry, and pleasant to use;
- it sits adjacent to the bowling green, enabling parents and carers to have sight of their children whilst enjoying activities that might take place in that space, and enabling older children to play on the green whilst younger siblings use the play area;
- the ground has been disturbed in the past (being the site not only of the playground but also of an old isolation hospital building and an area of previous exploratory digging). This means that, subject to further archaeological assessment, the area could potentially accept disturbance to the ground, without damage to the archaeological record.

Amenity –Condition Risk and Opportunity

4.6.10 Amenity value is considered with reference to:

- the condition of the landscape features of the site;
- reference to 'Green Flag' criteria.

Condition- Paths and Surfaces, Steps, Walls and Built Features and Edgings

4.6.11 In summary:

- the area around the entrance and gates has concrete ramp /step surfacings that are unsightly, uneven and inappropriate to the setting;
- walls around the entrance flower beds are crudely detailed, concrete topped and in poor condition;
- wire mesh fencing around the Custodians Cottage is unsightly and inappropriate to the setting;
- the path to the Outer Bailey is steep and in need of repair in parts, with the ramp being narrow and slippery;
- the concrete block walls retaining the sides of the original defensive ditch (now a path, between the two Baileys), is unattractive and inappropriate;
- the stepped concrete ramp to the Inner Bailey is functional yet highly unattractive. The edge is eroding and the handrail is dilapidated, nearing the end of its serviceable life;
- the adjacent wall is in need of repair/stabilisation;
- paths around the bowling green (Inner Bailey) are in fair condition with some repairs required. Path edgings adjacent are poor, and dwarf walls in very poor condition,
- the stone wall at the south end of the bowling green is in good condition but it retains an area of derelict building bases;
- clay edgings and low stone retaining walls around the outside of the Inner Bailey are attractive but incomplete or replaced by inappropriate concrete/modern materials;
- paths to the Gorsedd are uneven and eroded;
- woodland paths around the east of the site are of natural ground, appropriate in places to the setting,
- the steps to the Motte are in need of restoration;
- the desire line from the Motte to the Gorsedd is unsightly.

Condition- Hedges, Planting and Bedding Displays

4.6.12 In summary:

- the formal/amenity planting around the Park in general is overgrown and reverting to woodland understorey;
- in particular, amenity planting (including evergreen rhododendrons, azaleas and laurels once occupying the eastern slopes) is now entirely overgrown and gives an oppressive unkempt character;
- the limited area for floral displays at the entrance is conspicuous and potentially capable of making a better impact but is not set within an attractive landscape the tarmac path to the Outer Bailey is steep and in need of repair in parts;
- limited areas of formal planting around the Inner Bailey are very sparse;
- the hedge around the Inner Bailey is overly tall, uneven and straggly in places and is neither formal nor informal in character whilst also preventing good views out;
- planting of conifers around the entrance area and approaches is of a domestic and inappropriate character.

Condition- Site Furniture

4.6.13 Park furniture is sparse with many features missing or damaged. The palette of material is mixed:

- there has been improvement recently including metal and hardwood bins replacing inappropriate metal cylinder bins;
- timber slat and metal frame benches are either missing or aging with a basic 1980/90 styling. Bench surrounds formed of concrete trims and tarmac are crude;
- concrete cycle stands at the entrance are not functional and inappropriate;
- recent (2009/2010) interpretation signage and posts use robust routed oak posts with pyramidal metal caps of rustic medieval character.

4.6.14 The most sought after improvements to the Park by the public (after improvements to the play facility), were general landscape improvements including a desire for better seating/park furniture.

General Condition

4.6.15 The Park generally has an appearance of being in real need of renewal, but not of being neglected. Whilst there are reports of misuse and antisocial behaviour on the site, the physical residue of any abuse appears generally to be kept under control and there are few signs of graffiti or litter. In fact the majority (84%) of respondents to the public consultation rated maintenance and cleanliness as being 'average' 'good' or 'very good'.

General Access

4.6.16 In order to facilitate good access to public sites, paths and approaches would ideally include general slopes of 1:20 or less with ramped accesses of 1:12 with landings. At Bailey Hill:

- the slope of the pavement up to the gate is at around 1:12;
- there are four steps with narrow landing at the gates;
- the ramped path to the Outer Bailey is steep at around 1:5 to 1:6;
- the stepped ramp approach to the Inner Bailey is marginally less steep (but includes steps);
- there is only stepped access to the Motte;
- these slopes prevent wheelchair access and limit accessibility to the site for those with pushchairs and those with walking difficulties;
- there is no parking on site but there is parking in the town centre adjacent both, on the High St and in the pay and display at Griffiths Sq.

4.6.17 Despite the steep paths, ramps and steps the majority of people in the consultation found the site to be accessible, and it is considered that this response may arise due to the self-selecting nature of the users/respondents, i.e. those who do not find the site easy to get around do not visit. The lack of parking was highlighted as the main reason for people not visiting the Park

Green Flag Criteria

4.6.18 Green Flag Criteria include:

- i. 'A welcoming place'
- ii. 'Healthy, safe and secure'
- iii. 'Clean and well maintained'
- iv. 'Sustainability'
- v. 'Conservation and Heritage'
- vi. 'Community Involvement'
- vii. 'Marketing'
- viii. 'Management'

4.6.19 The first three criteria are of particular relevance to the amenity value of the Park.

4.6.20 The Park is not currently successful in being 'A welcoming place' and a 'Healthy, safe and secure' place and much of this may be on account of the dense trees (the third most popular improvement sought by respondents in the consultation was thinning/removal trees). As noted above most people feel the Park is clean and well maintained' however this study finds that the Park lacks more strategic management interventions necessary to prevent continuing deterioration e.g. Play Area and Bowling Green).

4.7 Townscape and Landscape Value

Landscape Condition, Risk, Opportunity

4.7.1 Landscape Value and Character of the Park is defined by a combination of all of the aspects above. The *Condition* and *Risk* to the landscape are effectively illustrated on Figure 4.3 with *Opportunities* highlighted in Figure 4.4. In summary and with reference to the character areas of the Park (Figure 3.1):

- The landscape quality of the Motte is being reduced by the overgrown slopes diminishing the scale and appreciation of the topography, the deteriorating steps, eroded desire line, unmanaged trees, and screening of potential views by those trees as well as focussed unattractive views to Synthite. There are opportunities to overcome/remove these detractors and to create seating with excellent sense of prospect and refuge and to add to the historic sense of place with sensitive interpretation.
- The sense of history and cultural importance of Gorsedd Stone Circle should be improved.
- The value of the wooded 'outer slopes' as a buffer and screen should be retained whilst enhancing the structure of the woodland (currently diminished on account of the dense understory of over-mature evergreen amenity shrubs mixed with natural regeneration). Views could be opened up at the south end near the entrance. There is an opportunity to align a new access along and up the slope to the Bailey.
- The quality of the civic space at the entrance could be vastly improved and made accessible for all. The Park should offer a much warmer welcome at the entrance with higher quality planting and bedding displays of colour and interest, and more made of views back down the High Street.
- The sense of 'prospect and refuge' of the Outer Bailey could be enhanced by opening up more views both to the distant hills to the south and also toward the Church (east). Access could also be improved.
- The 'wooded slopes' should be managed to retain the special mature character whilst promoting glade areas, rotational regeneration of understory and

succession.

- The poor condition of play area, walls, paths, edgings and boundary features of the Inner Bailey should be renewed, restored or removed altogether. More could be made of the special location and form of the Bailey for events, play and other formal and informal recreational activities. More could be made of the sense of prospect by opening up excellent views from paths and new seating areas on its east side.

4.8 The Custodians Cottage

Condition and Current Status

4.8.1 The future of the Custodians Cottage is vital to the success of the Park. The Cottage has historically been let by FCC to a residential tenant. That tenancy included certain obligations upon the tenant by way of ranger type activities – including making general inspections of the Park. The property became vacant in late June 2010 and has seen some deterioration in its condition since becoming unoccupied. During the writing of this report the building was broken into and piping and conduits were stolen, causing thousands of pounds worth of damage.

4.8.2 The management of the Cottage has recently been transferred so as to be managed by the Council's Property section rather than the Leisure Services section.

4.8.3 In an effort to ensure continued use and occupancy of the property and so prevent further deterioration, discussions have been held between FCC and Mold Town Council based around MTC taking on the property and making it available for residential use through a sub-tenancy. Such a transfer of responsibility involves a number of considerations including that:

- renovations necessary to ensure the property is brought up to appropriate standards may cost around £20K. How that cost should be met when funds are constrained needs to be resolved;
- the terms of any leasehold or tenancy (irrespective of leasehold arrangements through a third party) must be carefully considered so as not to render the property subject to 'right to buy' with resultant loss of control of the property;
- the terms of any leasehold and any sub-tenancy may need to be drafted to enable a break in the tenancy/letting so as to be able to take advantage of any funding opportunities which may arise (which may enable more comprehensive redevelopment or changes in use see below);
- in particular, funds such as the Heritage Lottery Fund may only grant awards where the body in receipt of the award are the freeholders or hold a long-term lease on a property; but conversely,
- bodies with charitable status (ie not the FCC nor MTC) may be best placed to attract other forms of grant aid.

4.8.4 Maintaining a residential use with caretaker/ranger role in the long term clearly has benefits in terms of the security of the lodge and the Park. Public consultation responses (see Appendix 1.1) suggest that there is an desire for better security and a demand for such a tenancy/role. However in the absence of a secure residential tenancy and in order to secure some form of positive use other options have been considered by FCC, including possible commercial use. That would require a change of use in planning terms, and a key consideration would be achieving reasonable access, not least under the Disability Discrimination Act (DDA).

4.8.5 The Cottage, in alternative commercial use, would potentially have no dedicated parking but whilst that might limit its appeal to some potential tenants/purchasers it has to be considered in the context of the town centre location (where many business have no dedicated parking) and the fact that the Cottage is only a short walk from the High Street and from Griffiths Square car park.

4.8.6 Other material considerations in planning terms are that any conversion or alteration of the building would need to take account of the beneficial contribution this building makes to the character of the Conservation Area in which it sits, and its visual relationship to the listed Methodist chapel next door. External amendments to the lodge and particularly to the elevation facing south out onto the High Street should be considered with sensitivity to the historic nature of the building and to its contribution within the Conservation Area.

Risks

4.8.7 The risks to the Custodian Cottage, in the context of the Park, include:

- that the Cottage remains unoccupied, suffers continued deterioration or fire or substantial vandalism making the Park appear neglected and unwelcoming and which at worst might render the building uneconomic to re-use, resulting in its loss along with its historical associations;
- sale (or inappropriate leasehold terms) in the short term which might result in the loss of control of the property or might severely constrain the future options for the building or (albeit less likely) might introduce a new use that is damaging to the character and/or detracts from the Park;
- sale (or leasehold terms), which limit the medium term opportunities for securing grant awards via an appropriate body.

Opportunities

4.8.8 As can be seen from the sub-sections above there are things which the Park is missing notably its own parking, toilets with baby changing and refreshment facilities. The public consultation also suggests a desire for a 'visitor centre'. These can be key ingredients in encouraging people to use parks. The Custodians Cottage could therefore provide options in terms of:

- a small kiosk/refreshment room operated on a franchised or other devolved basis;
- publicly accessible toilets perhaps controlled, managed and maintained by the occupier of the building;
- information/interpretation/display space (even if only wall space) – potentially incorporated within any refreshment room/facility/kiosk or a more substantial space given over to a visitor centre;
- continued residential use;
- commercial use.

4.8.9 In terms of the benefits to the Park these would rate (from most preferred to least preferred) as follows:

- i. mixed use café/kiosk + toilets + residential use
- ii. residential + café/kiosk (no toilets)
- iii. residential only
- iv. café/kiosk + toilets + appropriate commercial use
- v. (appropriate) commercial use

4.8.10 A full measured survey and feasibility study would be required to investigate these options fully (which is beyond the remit of this stage of the project study) but it is considered likely that (i) could not be achieved without an extension over the yard area to the rear of the building. This would be undertaken in consultation with the FCC Conservation and Design Officer.

5.0

5.1 Conserving Heritage Assets and Balancing Conflicts

5.1.1 Key to the conservation of the heritage assets will be enhancing the park whilst achieving an appropriate balance between the various aspects (archaeological, historic, cultural, arboricultural, nature conservation, amenity, townscape and landscape).

5.1.2 The primary consideration in managing and making changes to Bailey Hill is that the site is a Scheduled Ancient Monument and that CADW have a statutory obligation to preserve the archaeological and historic interest of the asset. CADW monitor the site to ensure that FCC are managing the asset in such a way as to meet the statutory obligations.

5.1.3 The main purpose of scheduling as a SAM is to secure the preservation of a nationally important ancient monument. Under section 2 (2) of the Ancient Monuments and Archaeological Areas Act 1979, consent must be obtained for carrying out a wide range of works, including any works that could demolish, damage, destroy, remove, repair, alter or add to any part of the Monument. Helpful guidance can be found at the CADW website http://cadw.wales.gov.uk/docs/cadw/publications/What_is_Scheduling_EN.pdf

5.1.4 The majority of physical alterations and, notably, anything involving alteration of the landform would therefore require consent.

5.1.5 Deterioration of the SAM asset may arise as a consequence of 'non intervention' and an example of this at Bailey Hill might be damage to the landform where trees are wind-thrown (lifting substantial root plates) and also erosion along desire lines. Positive management/intervention may be necessary to prevent such deterioration.

5.1.6 At the same time the other aspects of heritage (cultural, arboricultural etc.) may also need positive intervention/ management to reverse decline or bring about much needed enhancement of the Park. Some management activities/ interventions are potentially in conflict with one another including:

- tree felling particularly of the larger mature trees (to preserve/reveal the historic landform) may conflict with nature conservation and detract from landscape character;
- thinning/removal of the under-storey (to preserve/reveal the historic landform and to improve amenity, access and landscape character) may conflict with nature conservation aims;
- changes to improve the amenity value, accessibility and attractiveness of the Park (through provision of new or altered ramps, paths, steps and new events areas etc) have the potential to impact upon the historic landform;
- changes to improve accessibility at the entrance have the potential to impact on the townscape (Conservation Area);
- changes to improve the amenity value of the site by enlarging/improving/relocating play facilities and other formal recreational facilities have the potential to adversely impact on the site archaeology (landform);
- introduction of facilities and other uses into the Custodians Cottage have the potential to adversely impact on the historic value of the lodge and its setting within the Conservation Area.

5.1.7 The Masterplan and management prescriptions take these potential conflicts into account.

5.2 Roles and Responsibilities and maintaining Conservation Standards

5.2.1 Ultimately CADW carries the statutory responsibility for protecting, conserving and preserving ancient monuments and historic buildings in Wales (on behalf of the National Assembly for Wales). CADW monitor the owners (in this case FCC) management of the asset and ensure that statutory obligations are met. However that is not to say that certain roles and responsibilities could not be devolved in the future to a properly constituted third party organisation such as Mold Town Council or a 'Friends of Bailey Hill Group' or other third sector management organisation. Such a party would however need to work closely with CADW and within the strict constraints of managing a SAM.

5.3 Improving and Managing Access

5.3.1 Improving and properly managing access on the site will be key to the future success of the Park. In terms of physical access:

- providing access for all, including wheelchair users will be a pre-requisite of bringing new uses to the Custodians Cottage;
- providing access for the disabled (including ambulant disabled and the infirm) would greatly widen the appeal of the site as a whole and improve the suitability of the park as a destination and encourage a wider range of events and activities, eg Eisteddfod related events,
- similarly providing access for pushchairs would significantly enhance the appeal of the Park, (especially any improved play facilities and events) for parents and carers;
- gaining access to the site for small vehicles or trolleys would potentially significantly improve the ability of events organisers to put on a wider range of events in the park, and for maintenance contractors undertaking work on the site.

5.4 Current Maintenance

5.4.1 Maintenance of Bailey Hill is carried out by FCC Grounds Maintenance Department. It is carried out as part of a contract schedule of work on behalf of FCC Leisure. That schedule covers a large number of other sites. The specific schedule for maintenance work at Bailey Hill (Appendix 5.1) includes:

- Hedge cutting (2x annually)
- Cleaning footpaths (weekly)
- Servicing litter bins (5x weekly)
- Litter removal (5x weekly)
- Grass cutting – greens (amenity grass) – (16x annually)
- Grass cutting – rough areas – (1x annually)
- Tree maintenance (2x annually)
- Flower bed maintenance – (as stipulated and to ensure summer and winter bedding)

5.4.2 Grass cutting and edging of the bowling green was previously carried out weekly in summer (30x annually) with grass aeration and treatments 8 annually. As the green has now fallen out of use the green is now managed as amenity grassland.

5.4.3 Responses to the consultation exercise suggest the public are generally satisfied with the Park maintenance. This level of maintenance may be generally appropriate for an informal park primarily of woodland and with only limited areas of formal planting/bedding feature but clearly it represents a basic level of maintenance which is not sufficient to:

- allow use of the green(s) for bowling or putting
- achieve substantial year round attractive floral displays in key locations
- maintain areas of structured shrubs and groundcovers

5.4.4 This level of maintenance does not allow for planned or unplanned management inputs in respect of the trees, management of shrub understorey, replacement and repair of walls , steps, paths, furniture, interpretation and signage.

6.0

6.1 Consultation

6.1.1 The proposals for the Park respond to the various aspirations and concerns raised by people in the consultation process. That process and the findings are detailed more fully within Appendix 1.1. In summary, users of the Park wanted to see:

- better play facilities;
- more events/activities;
- more to be made of the history of the site;
- more openness, less dense understorey;
- better security;
- enhanced landscape elements and better maintenance;
- café and toilet facilities.

6.1.2 Consultation with stakeholders including officers at Flintshire County Council and CADW has highlighted the following issues:

- better expression of the landform, particularly that of the Motte is merited (one of the more substantial historically important topographical features in Wales);
- all proposals should afford protection to that landform;
- the setting of the Park entrance (and its contribution to the townscape at the head of the High Street) should be recognised and could be enhanced, whilst protecting its historic features;
- the importance of views to, and the relationship with, the listed Methodist Chapel (Kings Christian Centre) adjacent should be recognised;
- the trees of Bailey Hill currently form a distinctive and attractive element often seen on the skyline in views across Mold; and that aspect should not be lost where seeking to enhance the character of the Park through opening up views (which should be done with care recognising the cultural, arboricultural and landscape importance of the best trees);
- woodland management should seek to give a diverse age structure to the trees to allow for long term succession and should be considerate of the wishes of adjacent landowners;
- improved play and recreational facilities;
- the lodge to be actively occupied with a use which is linked to the Park.

6.1.3 The proposals have thus been developed further to a detailed consideration of the all the aspirations, concerns and issues raised. Whilst the Park has great potential, the constraints inherent in seeking to enhance such a steeply sloping, heavily wooded, and historically valuable site are challenging. Consequently the proposals that have been developed often represent a careful balancing of these considerations.

6.2 Vision, Aims, Objectives

6.2.1 The development and management of Bailey Hill is guided by a Vision :
'Bailey Hill will be a vital green space in the heart of Mold. It will be an accessible, safe and vibrant place with a special and attractive character and its rich heritage will be protected and celebrated.'.....

6.2.2 In achieving this Vision, aims include

- to make the Park more attractive to a wider range of users and to enable the Park to host more events and activities;
- to safeguard the Scheduled Ancient Monument both in the short and long term;
- to make the history and cultural value of the Park clearly apparent in an interesting

and exciting way;

- to make the most of the special setting of the Park, its views, and the best of its trees;
- to attract people into the Park by making it feel more secure, easier and safer to get around, and more attractive at its gateway onto the High Street.

6.2.3 Simple objectives flowing from this Vision and informed by the public and stakeholder consultation are:

- to improve play facilities in an imaginative way;
- to create flexible attractive space(s) capable of hosting a wide range of activities and events;
- to express, and clearly interpret, the topography and importance of the castle, particularly the Motte;
- to selectively open up attractive views to the surrounding hills, to St Mary's Church and to the High Street, from key vantage points;
- to open up areas of dense understorey particularly on the north side;
- to manage and retain the attractive mature trees and woodland particularly on the south, west and north flanks;
- to enhance the general appearance and quality of landscape elements and their maintenance;
- to enhance passive and active security of the site;
- to provide the Park with toilets and refreshment facilities where possible;
- to enhance the entrance off the High Street to attract people to the Park.

6.2.4 Critical to the last of these points is finding a positive use for the Custodians Cottage. This occupies a focal position at the entrance to the Park and so its appearance and condition is critical to making the Park welcoming. Setting aside the Kings Christian Centre (the Pendref Wesleyan Methodist Chapel), the Cottage is the only building in the Park able to offer the potential to provide facilities by way of toilets, a refreshment kiosk or café and additional interpretation. It could also potentially house (once again) a residential Custodian whose presence would improve security of the Park in both a passive and active way.

6.2.5 In delivering these proposals it will be important to ensure that the wide community of potential users are fully involved throughout. Subject to that involvement being encouraged these proposals are thus aligned with the five key 'outcomes' required by the Heritage Lottery Fund which are to:

- increase the range of audiences;
- conserve and improve the heritage value;
- increase the range of volunteers involved;
- improve skills and knowledge through learning and training;
- improve management and maintenance.

6.2.6 It is also considered useful at the outset to consider the proposals in terms of the eight key criteria of a Green Flag award, relating to:

- 'A welcoming place'
- 'Healthy, safe and secure'
- 'Clean and well maintained'
- 'Sustainability'
- 'Conservation and Heritage'
- 'Community Involvement'
- 'Marketing'
- 'Management'

6.3 Outline Masterplan

6.3.1 The Outline Masterplan has been developed in accordance with the vision for Bailey Hill and the aspirations taken from the consultation, the proposals are mindful of the fact that the site is a SAM lying within a Conservation Area.

- i. Management of the Slopes and Trees
- ii. The Playground
- iii. The Motte
- iv. The Inner Bailey
- v. The Outer Bailey
- vi. The Custodian Cottage
- vii. The Entrance and Approaches
- viii. The Gorsedd
- ix. The Boardwalk Ramp
- x. Other Features

Management of the Slopes and Trees

6.3.2 The aim of tree management should be to; improve safety and perception of safety for Park users, open up key views, expose the topography of the Motte more clearly, remove trees which threaten the archaeological resource, and manage remaining trees to best arboricultural practice, and encourage a varied age structure. The Arboricultural report is given in Appendix 3.4. Prescriptions are discussed by reference to Tree Groups (G) and Specimen Trees (T). In order of priority works would include:

- (G14) Fell 3 of the mature beech (one leaning, one hazardous and one smaller specimen), retain and manage the others as distinctive attractive specimens

Motte (A)

- (G13)-(south east slopes) and T62, 67, 68, 70 & scrub growth on southern slope of Motte : fell tree groups to open up views and to reveal and protect historic topography
- (G15)- selective fell but retain some trees on an otherwise difficult to manage slope. Retain some canopy to screen middle distance views across retail areas that would be otherwise available
- (Yews): retain and manage to retain distinctive character
- (T90) protect and manage the magnificent sweet chestnut as a feature specimen

The Inner Bailey (B)

- (T71) retain the Coronation Oak as a feature tree;
- (T93) retain this mature specimen and incorporate into the layout but periodically; review condition and be prepared to replace in medium term;
- (T15-T23) Selectively lift canopies of the attractive mature beech to enable the special views south to the Clwydian range hills;

The Outer Bailey and slopes (C)

- (G2, G3, G4) Selectively thin the other tree groups around the Bailey to encourage specimen trees (with a differential age structure) set in grassy slopes. This will also prevent unwanted full long term screening of views. Take account of wishes of Tan y Coed residents. Cut/clear a corridor to enable the special views west toward St Mary's Church;
- (G18 and T96) Selectively coppice the dense Holly, and selectively fell other trees whilst retaining best individual specimens (e.g T97) so as to open up the land around the Cottage and make it less intimidating whilst maintaining a diverse age structure.

The Custodians Cottage (D)

- (T1- T5) Fell conifers, holly, and ash near the gates to open up views to and from the High Street and to reveal the Chapel. Select and retain the best of the multistem ash so as to continue to provide a partial foil;

Entrance and Approaches (E)

- (G20) Retain the mature Lawson Cypress until such time as entrance/ramp project takes place (see below).

- (G16, G17, G20), thin woodland removing poor specimens, dense hollies and smaller trees around the sweet chestnut (T90) to reveal special views to St Marys Church. Retain the best specimens (Beech and Sycamore including T88, 89, 91) but lift canopies to provide views.

Eastern Slopes (F)

- Fell small number of mature individual specimens (within G17 and near T79-83) as and when required to enable ramp when that project progresses.
- (G9 to G12), liaise with adjacent residents and carry out limited thinning of woodland, removing poorer specimens, (including coppice Hollies) to encourage a diverse age structure with healthy understorey. Aim to continue to provide visual screening of the town and Synthite to the north as viewed from within the Park.

Northern Slopes and Gorsedd (G)

- Keep mature beech around the Gorsedd under review and consider replacement in short to medium term (T49,50,51). Plant additional long term replacements (mixed deciduous and evergreens) in gap in G11, G10 so as to provide long term screening of views toward Synthite.
- (G5-G7, G21) protect and retain attractive beech trees as a substantial woodland area with a natural feel. Manage the woodland to encourage a diverse age structure including rotational coppicing of limited areas of the holly understorey.

West Slopes (H)

6.3.3 Tree Management will need a more detailed prescriptive Management Plan setting out. The precise detail of the Plan will then need on-going review and monitoring. The work would be carried out incrementally although there are significant benefits in terms of efficient working and minimising cost and on-going disruption in taking forward a significant tranche of work early on according to the above priorities. That initial work would need to include work to remove any trees deemed hazardous or in a particularly poor condition.

6.3.4 Thereafter on-going management particularly of understory (including rotational coppicing) lends itself to being carried out with volunteer assistance. Felled or thinned areas are also liable to regenerate with young trees and scrub understory. Where this is not desired notably on the eastern and southern slopes there will be an ongoing requirement to clear unwanted shrubs/trees either on an on-going basis or until such time as proposed new planting or grass becomes established (see below).

6.3.5 The current location adjacent to the Upper Bailey has advantages in that it occupies a relatively sunny open position and would complement event activities that might take place in the Inner Bailey (see below). The site however has the disadvantage of not being sited close to other facilities (especially potential café/refreshment or toilet facilities).

The Playground (I)

Alternative sites have been considered but are not appropriate on account of the slope, shade, accessibility, or potential to disturbance to the archaeology or to local residents.

6.3.6 An improved enlarged play facility of formal and natural play facilities with special quality or character would potentially act as the Park's main attraction, helping to draw people not just into the Park but then up the slope to the Bailey areas. The new play area would be:

- themed to reflect the heritage of the castle (and even help in interpretation);
- designed along natural play principles including natural elements, being inclusive, for all, without age segregation, and with graded challenges;
- include timbers from the site alongside traditional play features;
- carefully integrated and making the most of the woodland setting,
- linked to wider opportunities for play/adventure play at incidental locations across the site .

The Motte

6.3.7 Following the limited clearances noted above the dramatic form of the Motte would be more clearly apparent. Disturbed flanks would be re-seeded with slow growing woodland grasses species. In addition to this:

- a set of 'floating' steps (**J**) would link the summit and the Gorsedd to provide a path in place of the eroded route. Stone walls/structures may first need to be archaeologically investigated, and protected. Ideally steps would be of a simple robust structure and form.
- the existing historic steps (**K**) would be refurbished with new handrail, sympathetically detailed and complementing other site furniture.
- distinctive bespoke seating (**L**) potentially making use of site-won timbers would provide an attractive viewing point looking south over the Bailey and to the hills, and include potential additional interpretation.

The Inner Bailey

6.3.8 The Inner Bailey would be enhanced to accommodate informal and formal events including:

- adapting and making use of the raised area (the site of the old pavilion), including a small raised performance area backed by an amphitheatre of shallow lawn terraces (**M**). This would double as a viewing area/amphitheatre to overlook the main lawn on which larger events could continue to take place.
- a second raised performance/stage events area (**N**) on the north side of the Bailey
- existing power would be brought to new supply points sited to serve the performance areas (**O**);
- the existing hedges would be managed (**P**) and reduced in height to allow views out whilst maintaining a sense of containment, with replacement planting as required.

6.3.9 It would be prudent to draw up a list of existing and potential Park events and activities to support the development of an events area, prior to a large scale investment in such an area. It may be possible to construct the area incrementally, hand in hand with developing events and other uses for the area. Potential constraints in delivering the terraces/performance areas (ie avoiding disturbance to historically important topography and/or practical limitations in importing new soil materials to adapt the landform) would need investigation beforehand.

6.3.10 Path areas around the Inner Bailey would also be addressed:

- the area around the sweet chestnut (**Q**) is an important nodal point at the coming together of numerous paths with superb potential views east. Paths/surfaces would be rationalised and seating incorporated;
 - the path on the east side would be adjusted (**R**) as necessary to enable access by small service vehicles/trolleys to serve events (see below). Following thinning/clearances this path will offer views with attractive colourful planting in restored beds adjacent (**S**).
- existing historic locally made clay edgings and dry stone (limestone) walls (**T**) would be retained, restored, or renewed and modern unsightly concrete edgings /revetments would be broken out and replaced to complement.

The Outer Bailey

6.3.11 The quality and character of the Outer Bailey would be retained with improved views to the Hills and Church (**U**) achieved through some limited tree management (above) leaving the space for picnics, informal recreation and events. Eroded areas and unsightly concrete bases (**V**) around the margins would be investigated and removed/made good. The path up from the ramp area would be modified to make less slippery and wider with sympathetic hand rail (**W**).

The Custodians Cottage

6.3.12 Subject to further investigation, survey, and sketch scheme design the Cottage would be restored and adapted to include:

- a small accessible refreshment room/kiosk accessible from paths both sides **(X)**;
- a small projecting deck area **(Y)** with excellent prospect in a sunny position overlooking the entrance and top of the High Street;
- a toilet with baby changing facility**(X)**;
- opportunity within the refreshment room for interpretative displays and illustrations relating to Bailey Hill and current events.

6.3.13 Subject to further study the remaining space on the ground/floor and first floor, (including a potential extension by the conversion of the walled courtyard to the rear **(Z)**) would be converted back to residential use. Any tenancy granted on the property would include limited requirements for the tenant to act as a custodian (as has been the case in the past).

6.3.14 If, due to technical, funding, or other constraints the full combination of residential and refreshment room with toilet proves not to be possible, the alternative options highlighted in section 4.8 should be investigated. In addition, options involving the old Methodist Chapel/Kings Christian centre in the provision of toilet or refreshments facilities should be investigated.

The Entrance and Approaches

6.3.15 The entrance area is a key part of the Park, it is important that it appears to be inviting and attractive to draw users from the High Street and into the Park. The presence of the Cenotaph close to the gates and the Remembrance service(s) that take place around it must be respected and accommodated. Achieving good access on Bailey Hill both for disabled users, including the ambulant disabled is technically very difficult and will not be feasible in all areas, but is likely to be essential to gain disabled access to key facilities in order to widen the use of the Park. Better access for pushchairs may also be vital if the playground and events are to be well used and supported. Achieving 'access for all' is likely to be a prerequisite to securing funding for new toilet/café/kiosk facilities within the Custodians Cottage and for gaining planning consent for such uses. Limited access for small vehicles and trolleys, considered necessary to facilitate a wider range of events and activities, would need to be achieved with a great deal of care.

6.3.16 The pavement area would be raised with a new raised kerb and with a narrower pavement at the road side, repositioning new stone steps to create a ramped access behind (at 1:12 with landings). This ramp **(AA)** with handrail would feel generous for pedestrians but just wide enough to allow a small utility vehicle or motorised trolley to gain access to the site. High quality materials eg sawn and tumbled stone setts would enhance the streetscape. The gates, with minor adaption, would continue to open inward onto a landing.

Gateway

6.3.17 The existing unsightly concrete ramp and steps within the gates would be replaced with quality materials eg sawn and tumbled stone setts with rows of cropped stone sett to make anti-slip **(BB)**.

Approaches

6.3.18 The area around the Cenotaph would be remodelled to provide a ramp at 1:12 with landings that wrapped around the back of the Cenotaph **(CC)** providing both additional circulation space for services and improved access for disabled people further into the site.

6.3.19 The stepped concrete ramp to the right of the Cottage would then be retained with a new replacement handrail in keeping with the palette for the rest of the Park **(DD)**. The

concrete would be stabilised with new kerb edging, and its appearance enhanced by facing the steps and applying a bonded surface over the existing concrete.

6.3.20 Beyond the Cottage and to its left the main path rising to the Outer Bailey (**EE**) would be retained as it is with edgings repaired. The landing and levels adjacent to the Outer Bailey would be modified and enlarged, (integrated with the reworking of the ramp to the Outer Bailey) to enable a small utility vehicle to turn either in a single turn or 3 point turn to gain onward access to the Inner Bailey. Modern concrete edgings would be replaced/removed.

6.3.21 Behind the Cenotaph a ramped (1:12 with landings) access (**FF**) would provide disabled access to the Custodians Cottage. If, further to detailed design and consultation with CADW, modifications to the landform are deemed too sensitive here, the same could be *Alternative Ramp to the Cottage* achieved with a decked/boardwalk ramp. This alignment would involve the loss of the Lawsons Cypress.

6.3.22 As part of the remodelling of the entrance the existing concrete topped wall/planter would be removed and replaced with a double terrace (**GG**) for attractive, colourful floral displays using two well detailed curving masonry walls set below the deck. The walls offer the opportunity to incorporate interpretive carved relief adding to quality and sense of place.

The Flower Terraces

The Gorsedd

6.3.23 The area around the Gorsedd would be retained much as it is with paths enhanced through informal bound gravel (limestone) surfacing (**HH**).

Boardwalk Ramp

6.3.24 A ramped boardwalk (**II**) at a gentle gradient (1:20) is possible passing along the east flank of the castle joining the existing modified and resurfaced path (**JJ**) to give access to the Inner Bailey. This would potentially form a later phase of development enabling much better and safer access to the play area and to events and activities. It involves the removal of several trees that would not otherwise have been removed. Projected and floating over the existing protected landform it would provide an attractive experience. Integral balustrade lighting would assist in making access safe for late performances/events.

Other Features

6.3.25 As part of a longer term plan to bring added flexibility in the use of the Park (for events) and to add further interest and drama to the site suggestions for a lightweight timber/suspended bridge giving direct access between the Inner and Outer Baileys could be investigated (**KK**)

7.0

7.1 Next Steps

7.1.1 As can be seen from the Preliminary Activities (6.4.1) above, after having identified a 'Project Champion', a leader who will be able to consolidate support for the project, the most immediate and important next steps will then be to:

- i. Work with existing parties to form a fully constituted 'Friends Group' who would help drive and support the project and who may even ultimately have a role in managing a social enterprise further down the line;
- ii. Agree the 'Vision' for the Park to be shared by all the stakeholders, with letters of support sought from all stakeholders;
- iii. Submit a preliminary enquiry to HLF and enter into dialogue over scope and timing of any funding bid, outline issues concerning tenure of Cottage and seek a formal response from HLF;
- iv. A Management Framework would need to be set up for the project including a small Formal Steering Group able to effectively make key decisions which in turn would be supported by small Technical Advice subgroups which would convene to address detailed matters;
- v. Funding sources would then need to be further identified approached and confirmed , along with constraints such as spend profile/draw down and match funding
- vi. The team developing policy and strategy under the Flintshire Greenspace Strategy will need to be fully informed of the project so as to confirm on Bailey Hill the appropriate status within the Strategy;
- vii. A short term strategy for securing the security